

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

December 13, 2013

Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City, NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development and Commerce  
30 Montgomery Street, 14<sup>th</sup> Floor, Suite #1400  
Jersey City, NJ 07302  
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya Marione-Stanton  
Senior Planner

c: Mayor's Office  
File  
Enclosures

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the December 12, 2013 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence

Request for Adjournment

Case: Z13-013  
Applicant: Robert O'Neill  
Address: 415 Monmouth Street  
Attorney: Rita McKenna, Esq  
Block: 9902 Lot: 18  
Zone: NC – Neighborhood Commercial  
For: The conversion of a 3-story mixed use building to a single family residence with no commercial on the ground floor  
“d” Variance: Use  
**Decision: Adjourned to January 16, 2014**

6. Old Business

Case: Z09-021 Administrative Amendment  
Applicant: Monmouth- 6, LLC  
Address: 320.5 Sixth Street  
Attorney: Jon P. Campbell, Esq.  
Block: 355 Lot: Z  
Zone: R-1 One and Two Family Housing District  
For: Amendment to façade and interior floor plans  
**Decision: Approved**

7. Adoption of 2014 Meeting Calendar – **Adopted**

8. Case: Z13-023  
Applicant: Junction Holding Company, LLC  
Address: 475 Communipaw Avenue  
Attorney: Manuel Sanchez, Esq.  
Block: 17206 Lot: 12  
Zone: R-1 One and Two Family Housing District  
For: Expansion of a car wash to include a 30 ft by 30 ft addition for an auto lubrication shop.  
“d” Variance: Use  
**Decision: Approved with Conditions**

9. Case: Z13-018  
Applicant: Nadeem Akhtar  
Address: 97 Clifton Place  
Attorney: Eugene O'Connell, Esq  
Block: 15302 Lot: 3  
Zone: R-1 One and Two Family Housing District  
For: Conversion of a 2 family house to a 3 family house  
“d” Variance: Use  
**Decision: Approved with Conditions**

**Cont. on other side →→→**

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10. Case: Z13-025  
Applicant: Shafiq Khan  
Address: 3682 Kennedy Boulevard  
Attorney: Eliot Skolnik, Esq  
Block: 506 Lot: 14  
Zone: R-1 One and Two Family Housing District  
For: Conversion of a vacant bank building to a Domino's Pizzeria  
"d" Variance: Use  
"c" Variance: Maximum signage  
**Decision: Approved with Conditions**
11. Case: Z13-028  
Applicant: 367 Third Street, LLC  
Address: 367 Third Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 11009 Lot: 6  
Zone: R-1 One and Two Family Housing District  
For: Construction of 6-story (top floor penthouse community room) building with 12 units and 12 parking spaces (2 for shared parking).  
"d" Variance: Use, Height  
"c" Variance: Minimum drive aisle width  
**Decision: Carried to January 16, 2014**
12. Case: Z13-038  
Applicant: BGT Enterprises, LLC  
Address: 129 Brunswick Street  
Attorney: Charles J. Harrington, III, Esq  
Block: 11009 Lot: 10  
Zone: R-1 One and Two Family Housing District  
For: Construction of a 4-story, 7 residential unit building  
"d" Variance: Use, Height  
"c" Variance: Lot area, lot depth  
**Decision: Carried to January 16, 2014**

**13. MEMORIALIZATION OF RESOLUTION**

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving "c" and "d" variances # Z12-026 submitted by Steven Haddad (3413 Kennedy Blvd.) B: 3402 Lot: 8
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Site Plan Amendment with "c" variance # Z07-009.1 submitted by Jhunday Wall Ma Grand, LLC (747 Grand St.) B: 18704 Lot: 16
- (3) Resolution of the Jersey City Zoning Board of Adjustment Denying an "A" appeal and Affirming the Zoning Officers Decision #Z13-031 submitted by Mahadai Suklall and Alex Suklall (1 Cator Ave.) B: 28902 Lot: 16
- (4) Resolution of the Jersey City Zoning Board of Adjustment Denying "c" variances #Z13-031 submitted by Mahadai Suklall and Alex Suklall (1 Cator Ave.) B: 28902 Lot: 16